

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION MEETING
JULY 3, 2007**

The regular session of the Auburn City Planning Commission was called to order on July 3, 2007 at 8:30 p.m. by Chairman Merz in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Smith, Worthington, Chrm. Merz

COMMISSIONERS ABSENT: Kosla, Thompson

STAFF PRESENT: Will Wong, Community Development Director;
Steve Geiger, Associate Planner; Sue Fraizer,
Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: APPROVAL OF MINUTES

The minutes of the June 5, 2007 meeting were approved as submitted.

ITEM III: PUBLIC COMMENT

None.

ITEM IV: PUBLIC HEARING ITEMS

- A. Use Permit - 609 Auburn Folsom Road (Harvest Christian Church) - File UP 06-5.** The applicant requests approval of a Use Permit to allow a church within the Neighborhood Commercial (C-1) zone district located at 609 Auburn Folsom Road.

Planner Geiger gave the staff report. The subject building was previously used by the Unity Church. The current applicant has applied for this use permit to re-establish a church use within this building. The project site is located north of Maidu Market and southeast of the Skyridge Pharmacy. The only modification to the building is one emergency exit door which was required by the Building and Fire Departments. The church meets on Sunday mornings at 10 a.m. and currently has 60 members. Wednesday night meetings are usually attended by 30 to 40 people. There are also lunch meetings held on weekdays attended by 15 to 25 people. Special events may be

held on other days or nights of the week with attendance of up to 100 people.

The property shares the parking spaces with Skyridge Pharmacy. Staff conducted a site inspection. The number of parking spaces counted is 52. Based on this number of spaces, the normal church meetings should not generate any parking problems. Staff believes that issues regarding parking availability may arise during special events after church. This may impact the pharmacy parking. Staff therefore is recommending a condition requiring that parking for special events held at the church during normal weekday hours be limited to the 30 parking spaces that are dedicated to the church.

During the site inspection staff noted that some of the parking space striping is faded. A condition of approval was added to require re-striping of the 30 dedicated church parking spaces. With this condition, staff recommends approval of this project.

Comm. Worthington asked how the number of parking spaces would be reviewed as the church membership grows.

Planner Geiger replied that it is not reviewed at a later date. The parking available now is more than enough to allow for growth.

The public hearing was opened.

The applicant, Stephen Lendzion, 5502 Sparas Street, Loomis stated that their attendance is smaller than what was mentioned in the staff report. Closer to 20 attend on Sunday. They hope if they do grow, they will find a larger building.

The public hearing was closed.

Comm. Smith **MOVED** to:

Adopt Resolution No. 07-16 to approve the use permit for the Harvest Christian Church (File #UP 06-5) as presented.

Comm. Worthington **SECONDED**.

AYES:	Smith, Worthington, Chrm. Merz
NOES:	None
ABSTAIN:	None
ABSENT:	Kosla, Thompson

The motion was approved.

ITEM V: COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings
The Walker Lot Split appeal will be heard by City Council on Monday, July 9, 2007. The Elks Lodge filed an appeal.
- B. Future Planning Commission Meetings
There will be a meeting on July 17, 2007.
- C. Reports
None.

ITEM VI: PLANNING COMMISSION REPORTS

Comm. Smith expressed his thanks for follow-up by staff on the Hanami Sushi sign.

ITEM VII: FUTURE PLANNING COMMISSION AGENDA ITEMS

None.

ITEM VIII: ADJOURNMENT

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Susan Fraizer, Administrative Assistant